168.0	0002	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	774,000 /	774,000
USE VALUE:	774,000 /	774,000
ASSESSED:	774,000 /	774,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
273		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATTEKOLA VAMSIKRISHNA
Owner 2:	ANTONY SINDHU
Owner 3:	
Street 1:	273 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SPARKS SANDRA A -
Owner 2:	-
Street 1:	273 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 2390 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	333,000		441,000	774,000
Total Card	0.161	333,000		441,000	774,000
Total Parcel	0.161	333,000		441,000	774,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.80 | /Parcel: 323.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	111033
GIS Ref	
GIS Ref	
Insp Date	05/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0002-0012.0

!12974!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	333,000	0	7,000.	441,000	774,000	774,000	Year End Roll	12/18/2019
2019	101	FV	268,700	0	7,000.	441,000	709,700	709,700	Year End Roll	1/3/2019
2018	101	FV	268,700	0	7,000.	371,700	640,400	640,400	Year End Roll	12/20/2017
2017	101	FV	268,700	0	7,000.	340,200	608,900	608,900	Year End Roll	1/3/2017
2016	101	FV	268,700	0	7,000.	289,800	558,500	558,500	Year End	1/4/2016
2015	101	FV	228,900	0	7,000.	252,000	480,900	480,900	Year End Roll	12/11/2014
2014	101	FV	228,900	0	7,000.	233,100	462,000	462,000	Year End Roll	12/16/2013
2013	101	FV	213,100	0	7,000.	221,800	434,900	434,900		12/13/2012

PRINT

Date	Time
12/11/20	02:59:27

LAST REV

Date	Time
06/19/18	12:15:56

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12974

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPARKS SANDRA	55009-511		7/19/2010		495,000	No	No		
SPARKS GARY T &	53282-567		7/28/2009	Family		No	No		
	13810-653		10/1/1979		60,000	No	No		Y

USER DEFINED

Prior Id # 1:	111033
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2018	728	Add Bath	17,500	C				
5/21/2013	712	Addition	53,000					
7/10/2007	547	Re-Roof	4,800	C				
6/11/2002	422	New Wind	1,600	C				3 REPLACEMENT WIND

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	MEAS&NOTICE	BS	Barbara S
4/10/2014	Measured	PC	PHIL C
7/11/2013	Measured	JBS	JOHN S
6/7/2013	Info Fm Prmt	EMK	Ellen K
12/10/2008	Measured	336	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	264	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31287873
Const Adj.:	1.00999999
Adj $ / SQ:	139.231
Other Features:	86089
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409077
Depreciation:	76088
Depreciated Total:	332988

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

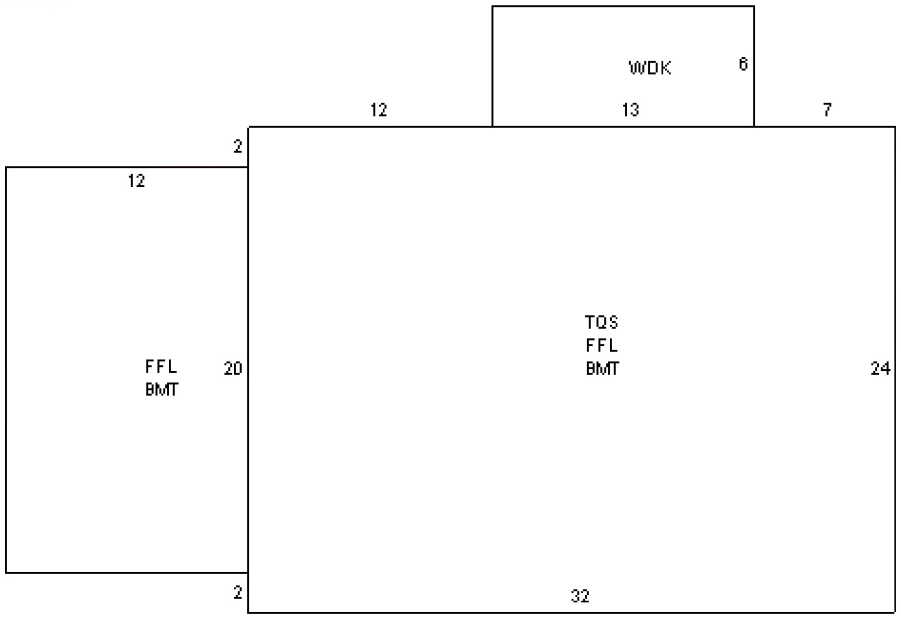
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.15
Special Features:	0	Val/Su Net:	124.72
Final Total:	333000	Val/Su SzAd	210.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	63.490	63,997
FFL	First Floor	1,008	139.230	140,345
TQS	3/4 Story	576	139.230	80,197
WDK	Deck	78	16.160	1,260

Net Sketched Area:	2,670			Total:	285,799
Size Ad	1584	Gross Are	2862	FinArea	2390

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 168.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: